

DRC

SITE PLAN REVIEW AND COMMENT

REPORT

Division: Engineering

Member: Tim Welch
Engineering Design Mgr.
Office Ph. (954) 828-5123
Office Fax: (954) 828-5275
Email: timw@cityfort.com

Project Name: Tender Care Centers, Inc.

Case #: 121-R-02

Date: 10/22/02

Comments:

1. The engineer shall apply for and obtain a general and/or surface water management license per Broward County Department of Environmental Protection (BCDPEP) and/or South Florida Water Management District's (SFWMD) criteria for this development site, as applicable. The license(s) and associated certified calculations submitted in conjunction with certified engineer's design drawings shall be submitted to the Engineering Department with the owner's application for a Building Permit.
2. A sidewalk shall be designed along the entire continuous right of way frontage on S.E. 18th Ct. and maintained on S.E. 4 Avenue for the limits of this property. The sidewalk shall be located along the property line, within the public right of way.
3. Please design a french drain design for SE 18th Ct. as required by ULDR Section 47-20.13.
4. Insufficient stacking is provided from the S.E. 18 Ct. Access. A 22 ft. stacking distance (measured from property line) is required.
5. Sheet C-1 shows a label for a H/C parking space incorrectly. Please revise appropriately. (?Elkin)
6. Please add stop signs, stop bars and double yellow markings at both entrances of the proposed parking lot.

DRC
SITE PLAN REVIEW AND COMMENT
REPORT

Division: Fire

Member: Albert Weber
954-828-5875

Project Name: Tender Care Centers, Inc.

Case #: 121-R-02

Date: 10/22/02

Comments:

1. Show hydrant location and provide a flow test.
2. Upper level requires legal exits stair.

DRC
SITE PLAN REVIEW AND COMMENT
REPORT

Division: Info. Systems

Member: Mark Pallans (GRG)
828-5790

Project Name: Tender Care Centers, Inc.

Case #: 121-R-02

Date: 10/22/02

Comments:

No apparent interference will result from this plan at this time.

DRC
SITE PLAN REVIEW AND COMMENT
REPORT

Division: Landscape

Member: Dave Gennaro
828-5200

Project Name: Tender Care Centers, Inc.

Case #: 121-R-02

Date: 10/22/02

Comments:

1. Show required screening where a vehicular use area is adjacent to an abutting R.O.W., or abutting property.
2. Provide curbing at the nose of peninsula islands.
3. To count for min. Code, trees must be at least 10' overall ht.
4. When there is a fence adjacent to a street, there must be continuous planting on the street side of the fence.
5. Indicate any utilities that would affect proposed planting (such as overhead powerlines) on the Landscape Plan. All planting to be in accordance with FPL guidelines for planting in the vicinity of powerlines.

DRC

SITE PLAN REVIEW AND COMMENT

REPORT

Division: Planning

Member: Lois Udvardy
954-828-5862

Project Name: Tender Care Centers, Inc.

Case #: 121-R-02

Date: 10/22/02

Site Plan Review/Child Care Facility/ROA

Comments:

1. Facility must comply with all requirements of ULDR Sec. 47-18.8. Child Care Facilities.
2. Provide a narrative explaining the operation and capacity of the facility.
3. Provide calculations on indoor and outdoor space requirements, dispersal requirements, hours of operation, buffer requirements.
4. Field visit indicates 1835 S.E. 4 Avenue is part of this facility. Include that structure in overall site plan.
5. Provide information on when existing facility received approval to operate as a child care facility.
6. Indicate abutting zoning and uses on site plan.
7. Discuss parking requirements with Zoning representative. Plans indicate 1/350 SF, ULDR requirement is 1/325 SF. What is square footage for each structure?
8. Provide a copy of the plat and any amendments.
9. Additional comments may be forthcoming at DRC meeting

DRC

SITE PLAN REVIEW AND COMMENT

REPORT

Division: Police

Member: Det. Gary J. Gorman
954-828-6421

Project Name: Tender Care Centers, Inc.

Case #: 121-R-02

Date: 10/22/02

Comments:

1. Will a perimeter security system be installed, to include glass break protection, fire, and panic conditions?
2. All exterior entry doors should have an annunciating device to alert the staff that a door is open.
3. All exterior doors should be steel with steel framing.
4. Is impact resistant glass being installed?
5. All lighting should conform to standards set by the IESNA (Illumination Engineers Society of North America).
6. Will there be any after hour operations being conducted?
7. If there are any after hour operations, how will after hour access be controlled? It is recommended that card access be utilized.
8. Landscaping should not conceal any view of entry doors or windows.

Please submit comments in writing prior to DRC sign off.

DRC
SITE PLAN REVIEW AND COMMENT
REPORT

Division: Zoning

Member: Terry Burgess
(954) 828-5913

Project Name: Tender Care Centers, Inc.

Case #: 121-R-02

Date: 10/22/02

Comments:

1. Provide a narrative outlining compliance with section 47-18.8 Child day care facilities.
2. Provide the licensed capacity in which, the child facility is currently licensed by the State and City. Pursuant to section 47-18.8.F.1 the ROA zoning district only permits an Intermediate childcare facility with a maximum licensed capacity of fifty (50) children.
3. Dispersal requirements of section 47-18.8.J.2 apply to this development site there shall be one thousand five hundred (1,500) feet from any existing child day care facility or existing social service residential facility.
4. Provide indoor and outdoor space requirements of section 47-18.8.H-I on the site plan and floor with tabular data.
5. Additional comments may be forthcoming at DRC meeting.